

IN RE: PETITION FOR VARIANCE
W/S Susanne Court, 1,163' N of
Carolyn Court
(3020 Susanne Court)
4th Election District
3rd Councilmanic District

Worthington Woodsyde LLC
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-30-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 3020 Susanne Court, located in the vicinity of Park Heights Avenue in Reisterstown. The Petition was filed by the owners of the property, Worthington Woodsyde LLC, and the Contract Purchasers, Dr. Michael Karpa, and his wife, Julie Karpa. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 47 feet in lieu of the required 50 feet and to amend the Final Development Plan for Worthington Woodsyde for a proposed single family dwelling. The subject property and relief sought are more particularly described on the site plan which was submitted and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Benjamin Bronstein, Esquire, attorney for the Petitioners, Dr. Michael Karpa, Contract Purchaser, and Wayne Black, a representative of NV Homes, Builder. There were no Protestants at the hearing.

Testimony and evidence offered revealed that the subject property consists of 1.20 acres, more or less, zoned R.C. 5 and is presently unimproved. The Petitioners are desirous of developing the property with a single family dwelling; however, due to the steep topography of the lot

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

and its location on a cul-de-sac, the requested variance is necessary in order to situate the proposed dwelling at an angle to properly face the road. In addition, the subject lot is rectangular in shape which further restricts development of the property.

The B.C.Z.R., specifically Section 307.1, established a two-step process for the granting of variances. That two-step process was addressed and identified by the Court of Special Appeals in the case of Cromwell v. Ward, 102 Md. App. 691 (1995). The opinion in that case, issued January 4, 1995 and authored by the Honorable J. Cathell, interpreted our regulations to require the applicant to establish the following:

First, the Applicant (Petitioner) must prove, and this Deputy Zoning Commissioner must find, that the "property whereon structures are to be placed (or uses conducted) is -- in and of itself-- unique and unusual in a manner different from the nature of surrounding properties such that the uniqueness and peculiarity of the subject property causes the zoning provision to impact disproportionately upon that property."

I find from the testimony and evidence presented in this case that the subject property is unique, unusual and different from properties which surround the subject site so as to cause this applicable zoning provision to impact disproportionately upon this particular parcel of land.

Having satisfied this "first step" the Applicant (Petitioner) must proceed to the "second step" of this variance process, which is to show that strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

The practical difficulty or unreasonable hardship guidelines that have been imposed by the Baltimore County Zoning Regulations (B.C.Z.R.) have been thoroughly examined and discussed by the appellate courts of

this State. In Loyola Federal Savings and Loan Association v. Buschman, 227 Md. 243, 176 A.2d 355 (1961), the Court of Appeals considered the identical regulation to Section 307.1 of the B.C.Z.R.

As the Court noted: "Section 307 of the Regulations uses the two terms (practical difficulty or unreasonable hardship) in the disjunctive." Loyola Federal, p. 358. Thus, by the use of the term "or", Section 307 offers the Petitioner an opportunity to obtain its variance upon satisfaction of either the undue hardship or practical difficulty standard.

The distinction between these standards was clarified by the Court of Special Appeals in Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28, 322 A.2d 220 (1974). Within that opinion, the Court held that the undue hardship standard applies to a petition for a use variance. The Court noted that a use variance, which permits a use on the property other than that specifically permitted in that particular district, requires the imposition of a higher standard. That is, to allow the change of use for a particular property requires the Petitioner to demonstrate real hardship, where the land cannot allow a reasonable return if used only in accordance with the use restrictions of the ordinance.

Compared with this heavy burden, the Court reviewed the practical difficulty standard applicable for area variances. The Court characterized area variances as having a much less drastic effect than use variances, in that they seek relief only from height, area, setback, or side property line restrictions and would not affect the property's use, per se. The Court envisioned the impact of area variances on the surrounding locale to be less than that generated by use variances, and thus, the lesser practical difficulty standard applies. The prongs of that standard which must

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Date

By

be satisfied by the Petition, as enunciated in Anderson, supra, are as follows:

- 1) whether compliance with the strict letter of restrictions governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome;
- 2) whether a grant of the variance applied for would do substantial justice to an applicant as well as to other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief to the owner of the property involved and be more consistent with that afforded other property owners; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson, p. 39. See also McLean v. Soley, 270 Md. 208 (1973) at pps. 214-215.

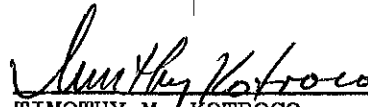
I find from the testimony and evidence presented at the hearing before me that the Petitioners have in fact proven the practical difficulty standards as set forth above and that the variance requested should be granted. I further find that the granting of this variance is in harmony with the spirit and intent of the B.C.Z.R. and that the granting of this relief is accomplished without injury to the public health, safety or general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of September, 1995 that the Petition for Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 47 feet in

lieu of the required 50 feet and to amend the Final Development Plan for Worthington Woodsyde for a proposed single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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Date

By

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 19, 1995

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
W/S Susanne Court, 1,163' N of Carolyn Court
(3020 Susanne Court)
4th Election District - 3rd Councilmanic District
Worthington Woodsyde LLC - Petitioner
Case No. 96-30-A

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Louis J. Breitenother, Jr., c/o Worthington Woodsyde LLC
10817 Reisterstown Road, Owings Mills, Md. 21117

Dr. & Mrs. Michael Karpa
2 Harness Court, Apt. 101, Baltimore, Md. 21208

Mr. Wayne Black, c/o NV Homes
421 Maureen Lane, Severna Park, Md. 21146

People's Counsel
Case File

WORTHINGTON WOODSYDE LLC





Petition for Variance

TO AMEND THE F.D.P. OF WORTHINGTON WOODSYDE
to the Zoning Commissioner of Baltimore County

for the property located at

3020 SUSANNE COURT

which is presently zoned

R.C. 5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A04.3 B3

The Variance is Requested to USE 47 foot side set backs instead of 50 feet
And to Amend the Final Development Plan.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- Reasons
- ① Design of House
 - ② Topography of LAND
 - ③ Any Evidence to be presented at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Dr Michael + Julie Kappa
(Type or Print Name)

Michael Kappa + Julie Kappa
Signature

2 HARNESS COURT Apt 101
Address

Baltimore MD 21208
City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

State

Zipcode

Printed with Soybean Ink
on Recycled Paper

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Worthington Woodsyde LLC
(Type or Print Name)

Signature

Louis J. Breitenother, Jr., Member
(Type or Print Name)

Signature

10817 Reisterstown Road 363-3892
Address Phone No.

Owings Mills, Maryland 21117
City State Zipcode
Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates _____ Next Two Months

ALL

OTHER

REVIEWED BY:

R.T.

DATE

7-25-95

ITEM # 30

ORDER RECEIVED FOR FILING

Date

By

EXAMPLE 3 - Zoning Description

- 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 3020 SUSANNE COURT
(address)

Beginning at a point on the WEST side of SUSANNE COURT
(north, south, east or west) (name of

street on which property fronts) which is 40'
(number of feet of right-of-way width)

wide at the distance of 1,163 ±' NORTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street CAROLYN COURT
(name of street)

which is 40' wide. *Being Lot # 9
(number of feet of right-of-way width)

Block , Section # in the subdivision of Worthington Wood syde
(name of subdivision)

as recorded in Baltimore County Plat Book # 67, Folio # 103, containing

1.20 Acres. Also known as 3020 SUSANNE COURT
(square feet or acres) (property address)

and located in the 4th Election District, 3rd Councilmanic District.

ITEM # 30

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber , Folio " and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 27' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-30-A

District H-6

Date of Posting 8/24/95

Posted for: Varbanc

Petitioner: Michael & Julie Karna

Location of property: 3020 SUSSEX CH

Location of Sign: Area Alet developed lot 141 Time - lot # 5 was

don't # 15 is a was posted on lot # 9.

Remarks: _____

Posted by [Signature]

Date of return: 8/25/95

Number of Signs: 1

RECEIVED

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug. 11, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug. 10, 1995.

THE JEFFERSONIAN,

A. Henricson

LEGAL AD. - TOWSON

NOTICE OF HEARING
The Board of Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:
96-30-A (Item 30)
3020 Susanne Court
W/S Susanne Court 1, 163'
N of 21 Carolyn Court
4th Election District
3rd Councilmanic

Legal Owner(s):
Washington Woodsyde,
LLC

Contract Purchaser:
Dr. Michael and
Lisa Kapa

HEARING: TUESDAY,
SEPTEMBER 5, 1995 at
10:00 a.m. in Rm. 118, Old
Courthouse.

Variance to use 47-foot side setbacks instead of 50 feet and to amend the Final Development Plan.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3353.

8/28 August 10

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

EM # 30

003737

R.T.

96-30-A

DATE

7/25/95

ACCOUNT

R-001-6150

010 - VAR. REG. - 50⁰⁰

080 - SIGN - 35⁰⁰

640 - AMENDMENT - 50⁰⁰

TOTAL - \$135⁰⁰

RECEIVED
FROM:

D.C. KARPA

FOR:

VARIANCE & AMENDMENT TO F.D.P.

RECEIVED

02A0280797MTCHRC

\$135.00

BA 0003:33PM07-25-95

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 30

Petitioner: Dr Michael KARPA

Location: 3020 SUSANNE COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Dr Michael KARPA

ADDRESS: 2 HARNESS COURT Apt 101

Baltimore MD 21208

PHONE NUMBER: 410 - 602 - 8722

AJ:ggs

(Revised 04/09/93)

Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

887-3610

August 9, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-30-A (Item 30)
3020 Susanne Court
W/S Susanne Court, 1,163' N of c/l Carolyn Court
4th Election District - 3rd Councilmanic
Legal Owner(s): Worthington Woodsyde, LLC
Contract Purchaser: Dr. Michael and Julie Karp
HEARING: TUESDAY, SEPTEMBER 5, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to use 47-foot side setbacks instead of 50 feet and to amend the Final Development Plan.

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director
Department of Permits and Development Management

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

RECEIVED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1995

Dr. and Mrs. Michael Karpa
2 Harness Court Apt 101
Baltimore, Maryland 21208

RE: Item No.: 30
Case No.: 96-30-A
Petitioner: M. Karpa

Dear Dr. and Mrs. Karpa:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 25, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", written over the word "Sincerely,".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

RECEIVED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: August 11, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 3020 Susanne Court

INFORMATION:

Item Number: 30

Petitioner: Worthington Hillside LLC

Property Size: _____

Zoning: RC-5

Requested Action: Variance and FDP Amendment

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests a setback variance and amendment to the FDP for Worthington Woodsyde.

Pursuant to Section 1B01.3A.7.b(1) of the BCZR, the Director to the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMDP.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Keene

PK/JL

RECEIVED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: August 14, 1995
Zoning Administration and Development Management

FROM: *PWS* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for August 14, 1995
Items 030, 031, 032, 033, 034, 035, 036, 037, 9
041 and 042

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

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Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 07, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 28, 30, 31, 32, 33, 34, 35, 36,
37, 38, 39, 41 AND 42.

12

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

RECEIVED

AUG 11 1995

cc: File

MICROFILMED

ZADM





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-4-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 030 (RT)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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INTER-OFFICE CORRESPONDENCE

SUBJECT: Zoning Advisory Committee
Agenda: Aug. 7, 1975

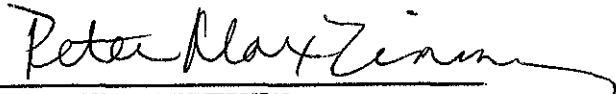
LETTY2/DEPRM/TXTSBP


RE: PETITION FOR VARIANCE * BEFORE THE
3020 Susanne Court, W/S Susanne Ct, 1,163' *
N of c/l Carolyn Court, 4th Election * ZONING COMMISSIONER
District, 3rd Councilmanic * OF BALTIMORE COUNTY
Legal Owner(s): Worthington Woodsyde, LLC
Contract Purchaser: Dr. Michael and Julie Karpa
Petitioners * CASE NO. 96-30-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of August, 1995, a copy of the foregoing Entry of Appearance was mailed to Louis J. Breitenother, Jr., Worthington Woodsyde, LLC, 10817 Reisterstown Road, Owings Mills, MD 21117, and to Dr. Michael and Julie Karpa, 2 Harness Court, Apt. 101, Baltimore, MD 21208, Petitioners.


PETER MAX ZIMMERMAN

AUG 14 1995

DEPT. OF PERMITS & LICENSES
OF BALTIMORE COUNTY

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
Wayne Black
Len From 6th
Michael Kaye ms

ADDRESS
421 MARSHEN LA. S.P., MD. 21146
29 W Sasquahama Ave 21204
2 Harveys Court Apt 101 21208



Printed with Soybean Ink
on Recycled Paper

RECEIVED

EXHIBIT 1

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 3020 SUSANNE COURT

Subdivision name: WORTHINGTON WOODSYDE

plat book# , folio# , lot# 9 , section#

OWNER:

see pages 5 & 6 of the CHECKLIST for additional required information

96-30A

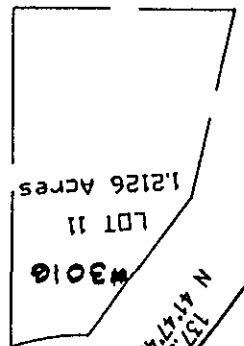


North

date: 7-15-95

prepared by: M KAGA

228.20'



3018

LOT 10
1.2833 Acres

273.29'

S 70°56'10" E
61.18'

U.M. STURM
6021/024
9019/549

U.M. STURM
6021/024

3019

LOT 8
1.4951 Acres

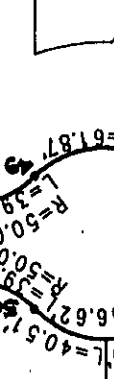
S 32°40'42" W 65.63'

S 19°02'27" W 70.00'

S 67°22'59" E

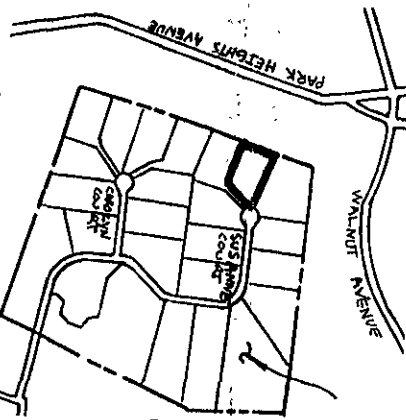
N 04°55'49" E
240.01'

N 04°55'49" E
240.01'



Scale of Drawing: 1" = 100'

Property Not in Flood Plain



Vicinity Map
Scale: 1"=1000'

LOCATION INFORMATION

Election District: #4

Councilmanic District:

1"=200' scale map#: NW 15 G

Zoning: RC, S

Lot size: 1.20 acreage 52,455 square feet

SEWER: ☐ public ☒ private

WATER: ☐ yes ☒ no

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

30

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Scale: 1" = 200'
Date of Photography: JANUARY 1986
Location: WORTHINGTON
Sheet: 15-6

This map has been revised in selected areas.
Topography compiled by PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD 21210

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
William A. Howard IV
Chairman, County Council

LOCATION
WORTHINGTON

SHEET

N. W.

15-C

ITEM # 30

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Scale: 1" = 200' ±
Date of Photography: JANUARY 1986
Location: WORTHINGTON
Sheet: 15-6

This map has been revised in selected areas.
Topography compiled by PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD 21210

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
William A. Howard IV
Chairman, County Council

LOCATION
WORTHINGTON

SHEET

N. W.

15-C

ITEM # 30

IN RE: PETITION FOR VARIANCE * BEFORE THE
W/S Susanne Court, 1,163' N of * DEPUTY ZONING COMMISSIONER
Carolyn Court (3020 Susanne Court) * OF BALTIMORE COUNTY
4th Election District * Case No. 96-30-A
3rd Councilmanic District
Worthington Woodsyde LLC
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 3020 Susanne Court, located in the vicinity of Park Heights Avenue in Reisterstown. The Petition was filed by the owners of the property, Worthington Woodsyde LLC, and the Contract Purchasers, Dr. Michael Karpa, and his wife, Julie Karpa. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 47 feet in lieu of the required 50 feet and to amend the Final Development Plan for Worthington Woodsyde for a proposed single family dwelling. The subject property and relief sought are more particularly described on the site plan which was submitted and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Benjamin Bronstein, Esquire, attorney for the Petitioners, Dr. Michael Karpa, Contract Purchaser, and Wayne Black, a representative of NV Homes, Builder. There were no Protestants at the hearing.

Testimony and evidence offered revealed that the subject property consists of 1.20 acres, more or less, zoned R.C. 5 and is presently unimproved. The Petitioners are desirous of developing the property with a single family dwelling; however, due to the steep topography of the lot

and its location on a cul-de-sac, the requested variance is necessary in order to situate the proposed dwelling at an angle to properly face the road. In addition, the subject lot is rectangular in shape which further restricts development of the property.

The B.C.Z.R., specifically Section 307.1, established a two-step process for the granting of variances. That two-step process was addressed and identified by the Court of Special Appeals in the case of Cromwell v. Ward, 102 Md. App. 691 (1995). The opinion in that case, issued January 4, 1995 and authored by the Honorable J. Cathell, interpreted our regulations to require the applicant to establish the following:

First, the Applicant (Petitioner) must prove, and this Deputy Zoning Commissioner must find, that the "property whereon structures are to be placed (or uses conducted) is -- in and of itself-- unique and unusual in a manner different from the nature of surrounding properties such that the uniqueness and peculiarity of the subject property causes the zoning provision to impact disproportionately upon that property."

I find from the testimony and evidence presented in this case that the subject property is unique, unusual and different from properties which surround the subject site so as to cause this applicable zoning provision to impact disproportionately upon this particular parcel of land.

Having satisfied this "first step" the Applicant (Petitioner) must proceed to the "second step" of this variance process, which is to show that strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

The practical difficulty or unreasonable hardship guidelines that have been imposed by the Baltimore County Zoning Regulations (B.C.Z.R.) have been thoroughly examined and discussed by the appellate courts of

this State. In Loyola Federal Savings and Loan Association v. Buschman, 227 Md. 243, 176 A.2d 355 (1961). The Court of Appeals considered the identical regulation to Section 307.1 of the B.C.Z.R.

As the Court noted: "Section 307 of the Regulations uses the two terms (practical difficulty or unreasonable hardship) in the disjunctive." Loyola Federal, p. 358. Thus, by the use of the term "or", Section 307 offers the Petitioner an opportunity to obtain its variance upon satisfaction of either the undue hardship or practical difficulty standard.

The distinction between these standards was clarified by the Court of Special Appeals in Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28, 322 A.2d 220 (1974). Within that opinion, the Court held that the undue hardship standard applies to a petition for a use variance. The Court noted that a use variance, which permits a use on the property other than that specifically permitted in that particular district, requires the imposition of a higher standard. That is, to allow the change of use for a particular property requires the Petitioner to demonstrate real hardship, where the land cannot allow a reasonable return if used only in accordance with the use restrictions of the ordinance.

Compared with this heavy burden, the Court reviewed the practical difficulty standard applicable for area variances. The Court characterized area variances as having a much less drastic effect than use variances, in that they seek relief only from height, area, setback, or side property line restrictions and would not affect the property's use, per se. The Court envisioned the impact of area variances on the surrounding locale to be less than that generated by use variances, and thus, the lesser practical difficulty standard applies. The prongs of that standard which must

be satisfied by the Petition, as enunciated in Anderson, supra, are as follows:

- 1) whether compliance with the strict letter of restrictions governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome;
- 2) whether a grant of the variance applied for would do substantial justice to an applicant as well as to other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief to the owner of the property involved and be more consistent with that afforded other property owners; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson, p. 39. See also McLean v. Soley, 270 Md. 208 (1973) at pps. 214-215.

I find from the testimony and evidence presented at the hearing before me that the Petitioners have in fact proven the practical difficulty standards as set forth above and that the variance requested should be granted. I further find that the granting of this variance is in harmony with the spirit and intent of the B.C.Z.R. and that the granting of this relief is accomplished without injury to the public health, safety or general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of September, 1995 that the Petition for Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 47 feet in

ORDER RECEIVED FOR FILING
Date 9/19/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/19/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/19/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/19/95
By [Signature]

lieu of the required 50 feet and to amend the Final Development Plan for Worthington Woodsyde for a proposed single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

September 19, 1995

(410) 887-4386

Benjamin Bronstein, Esquire
29 M. Susquehanna Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
W/S Susanne Court, 1,163' N of Carolyn Court
(3020 Susanne Court)
4th Election District - 3rd Councilmanic District
Worthington Woodsyde LLC - Petitioner
Case No. 96-30-A

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Louis J. Breitenother, Jr., c/o Worthington Woodsyde LLC
10817 Reisterstown Road, Owings Mills, Md. 21117

Dr. & Mrs. Michael Karpa
2 Harness Court, Apt. 101, Baltimore, Md. 21208

Mr. Wayne Black, c/o NV Homes
421 Maureen Lane, Severna Park, Md. 21146

People's Counsel
Case File

ORDER RECEIVED FOR FILING
Date 9/19/95
By [Signature]

Printed with Deponent Ink
on Recycled Paper



Petition for Variance
TO AMEND THE F.D.P. OF WORTHINGTON WOODSYDE
to the Zoning Commissioner of Baltimore County
for the property located at 3020 SUSANNE COURT
which is presently zoned R.C.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A04.3 B3
The Variance is Requested to use 47 foot side setbacks instead of 50 feet
And to Amend the Final Development Plan
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (practical hardship or practical difficulty)
Reasons: 1) Design of House
2) Topography of Land
3) Any Evidence to be presented at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.
I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Owner: Dr. Michael & Julie Karpa
Type or Print Name: Michael Karpa, Julie Karpa
Signature: [Signatures]
Address: 3020 Susanne Court, Apt 101
City: Baltimore MD 21208
Type or Print Name: Louis J. Breitenother, Jr., Member
Signature: [Signature]
Address: 10817 Reisterstown Road 363-3892
City: Owings Mills, Maryland 21117
Name, Address and phone number of representative to be contacted: [Blank]

ORDER RECEIVED FOR FILING
Date 9/19/95
By [Signature]

When the petitioner declares and affirms, under the penalties of perjury, that they are the legal owner(s) of the property which is the subject of this Petition.
Legal Owner(s): Worthington Woodsyde LLC
Signature: [Signature]
Address: 3020 Susanne Court
City: Baltimore MD 21208
Name, Address and phone number of representative to be contacted: [Blank]
OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING: [Blank]
Date: 9/19/95
RECEIVED BY: R.J. DATE: 9/25/95
ITEM# 30

EXAMPLE 3 - Zoning Description
- 3 copies
96-30-A

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 3020 SUSANNE COURT
(address)
Beginning at a point on the WEST side of SUSANNE COURT
(north, south, east or west) (name of street)
which is 40' wide. "Being lot # 9."
(number of feet of right-of-way width)
street on which property fronts) which is 40' (number of feet of right-of-way width)
wide at the distance of 1,163' ± NORTH of the centerline of the nearest improved intersecting street CAROLYN COURT
(north, south, east or west) (name of street)
which is 40' wide. "Being lot # 9."
(number of feet of right-of-way width)
Block _____, Section _____ in the subdivision of Worthington Woodsyde
(name of subdivision)
as recorded in Baltimore County Plat Book #67, Folio #103, containing 1.20 Acres. Also known as 3020 SUSANNE COURT (property address)
(square feet or acres)
and located in the 4th Election District, 3rd Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.
Typical metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 27' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 80° 13' 28" W. 80 ft. to the place of beginning.

CK/RESID (1/16/96)
REVISED 5/16/94

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1000 Date of Posting: 8/24/95
Posted for: Michael & Julie Karpa
Location of property: 3020 Susanne Ct
Location of Sign: Area bet. Susanna & the line bet. 11th & 12th Sts.
1. 11th St. sign on W. side of road bet. 11th & 12th Sts.
Remarks: 1. 11th St. sign on W. side of road bet. 11th & 12th Sts.
Posted by: [Signature] Date of return: 9/12/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug. 11, 1995
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug. 10, 1995.

THE JEFFERSONIAN,
A. Henrichsen
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Case Number: 96-30-A (Item 30)
3020 Susanne Court
W/S Susanne Court, 1,163' N of c/l Carolyn Court
4th Election District - 3rd Councilmatic
Legal Owner(s): Worthington Woodside, LLC
Contract Purchaser: Dr. Michael and Julie Karpa
HEARING: TUESDAY, SEPTEMBER 5, 1995 at 10:00 a.m. in Room 118, Old Courthouse.
Variance to use 47-foot side setbacks instead of 50 feet and to amend the Final Development Plan.
LAWRENCE E. SCHMIDT, Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are held on Tuesdays, for special accommodations please call 887-3351.
(2) For information concerning the file and/or hearing, contact this office at 887-3391.
8/12/95 August 10.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 7/25/95 ACCOUNT: R-01-6150
NO. 003737
FOR: VARIANCE & AMENDMENT TO FDP
RECEIVED FROM: DR. KARPA
TOTAL: \$135.00
VALIDATION OR SIGNATURE OF CASHIER
WHITE-CASHIER PINK-AGENCY YELLOW-CUSTOMER

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

[Signature]
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 30
Petitioner: Dr. Michael Karpa
Location: 3020 SUSANNE COURT
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Dr. Michael Karpa
ADDRESS: 2 HARNESS COURT Apt 101
BALTIMORE MD 21204
PHONE NUMBER: 410 222-3742

AJ:eggs

(Revised 04/09/93)

Baltimore County Government
Department of Permits and Licenses

111 West Chesapeake Avenue
Towson, MD 21204

887-3610

August 9, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-30-A (Item 30)

3020 Susanne Court

W/S Susanne Court, 1,163' N of c/l Carolyn Court

4th Election District - 3rd Councilmatic

Legal Owner(s): Worthington Woodside, LLC

Contract Purchaser: Dr. Michael and Julie Karpa

HEARING: TUESDAY, SEPTEMBER 5, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to use 47-foot side setbacks instead of 50 feet and to amend the Final Development Plan.

[Signature]
Arnold Jablon
Director
Department of Permits and Development Management

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HAND-DAVID ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3351.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1995

Dr. and Mrs. Michael Karpa
2 Harness Court Apt 101
Baltimore, Maryland 21208

RE: Item No.: 30
Case No.: 96-30-A
Petitioner: M. Karpa

Dear Dr. and Mrs. Karpa:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 25, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

[Signature]
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: August 11, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 3020 Susanne Court

INFORMATION:

Item Number: 30
Petitioner: Worthington Hillside LLC
Property Size: _____
Zoning: RC-5
Requested Action: Variance and FDP Amendment
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

The applicant requests a setback variance and amendment to the FDP for Worthington Woodside.

Pursuant to Section 1801.3A.7.b(1) of the BCZR, the Director to the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CNDP.

Prepared by: [Signature]
Division Chief: [Signature]
PK/JL

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 14, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for August 14, 1995
Items: 030, 031, 032, 033, 034, 035, 036, 037, 041 and 042

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:ew

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 07, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 41 AND 42.

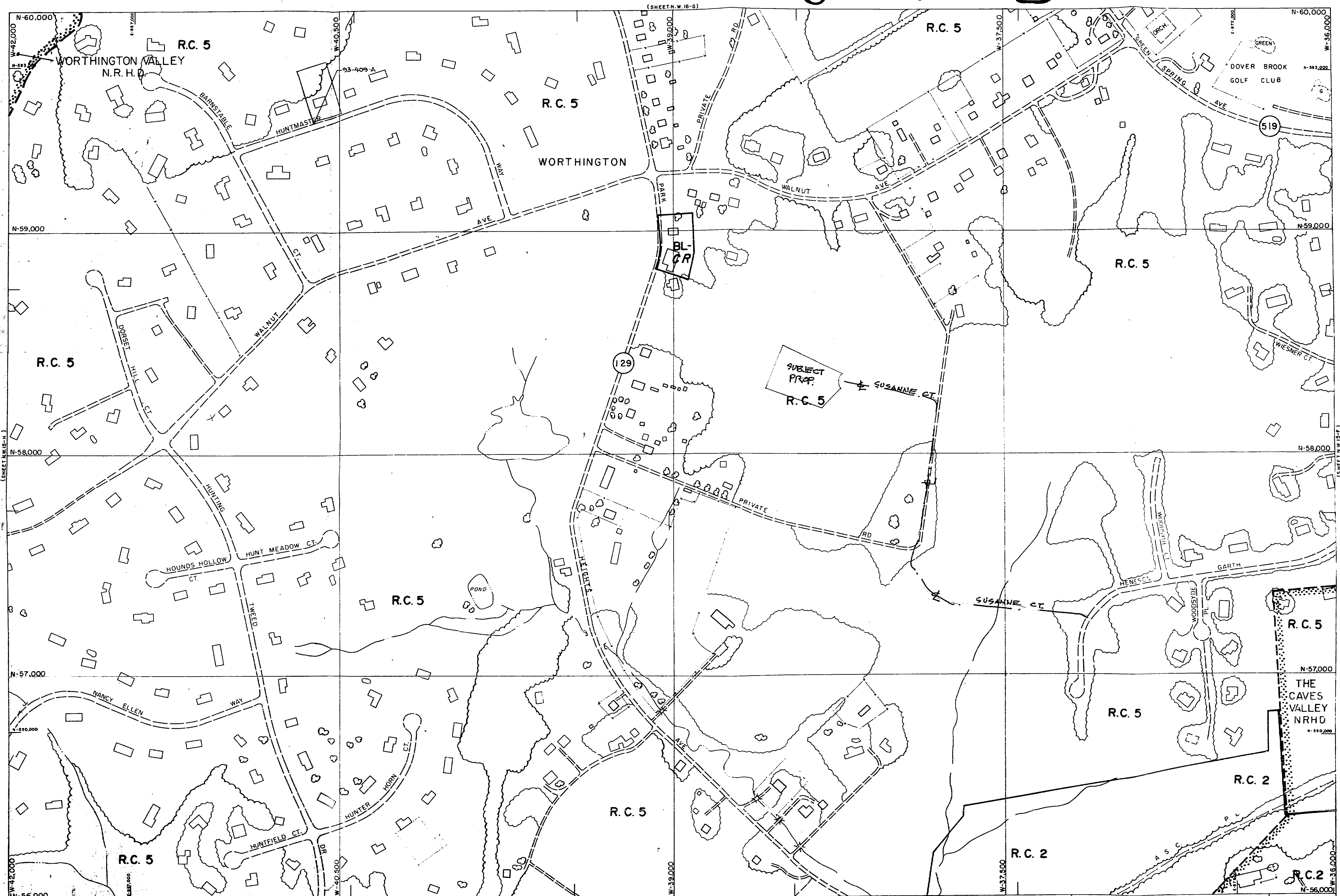
REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RECEIVED
AUG 11 1995

ZADM

U-02-96



T - NE
W - SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Ord. Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	WORTHINGTON	N. W.
DATE OF PHOTOGRAPHY		
JANUARY 1986		15-G

ITEM #30